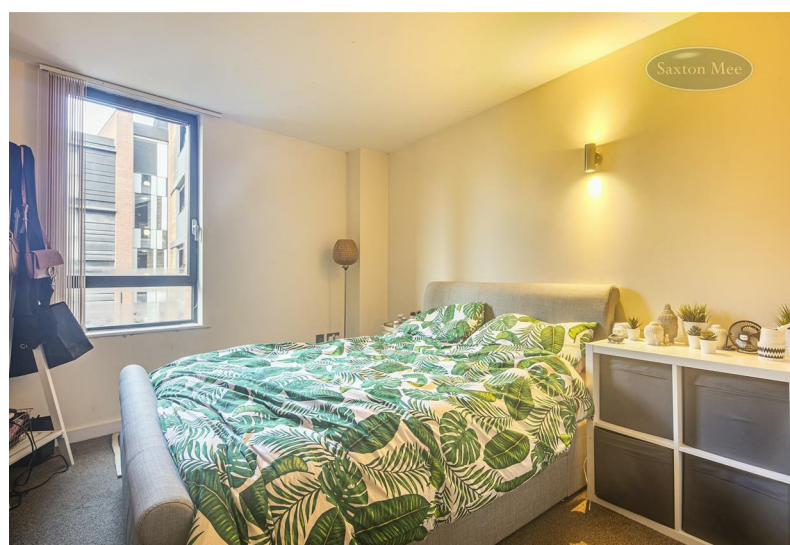




2 Kelham Island Sheffield S3 8RD
Guide Price £175,000

2 Kelham Island

Sheffield S3 8RD

Guide Price £175,000

GUIDE PRICE £175,000-£185,000 Situated in this popular residential development in the heart of Kelham Island is this spacious two double bedroom, two bathroom apartment situated on the first floor and which benefits from double glazed windows and wall mounted electric heaters. In brief, the living accommodation comprises of lift and stairs lead to all levels. The apartment door opens into the entrance hall with secure intercom entry system, cloakroom storage and plumbing for a washing machine. Open plan kitchen/dining/living space. The kitchen has a range of units with a work surface which incorporates the bowl and a half sink with drainer and the four ring hob with extractor above. Integrated electric oven and dishwasher. Sliding doors open onto a Juliet balcony leading off the lounge. Two good size bedrooms, the master benefiting from an en-suite shower room. The main bathroom comprises bath with overhead shower, WC and wash basin set in a combination unit.

- TWO GOOD SIZE BEDROOMS
- POPULAR MODERN COMPLEX
- SOUGHT AFTER LOCATION
- COMMUNAL COURTYARD
- TWO BATHROOMS





OUTSIDE

A communal courtyard offers fantastic outdoor space. Ample on street parking close by.

LOCATION

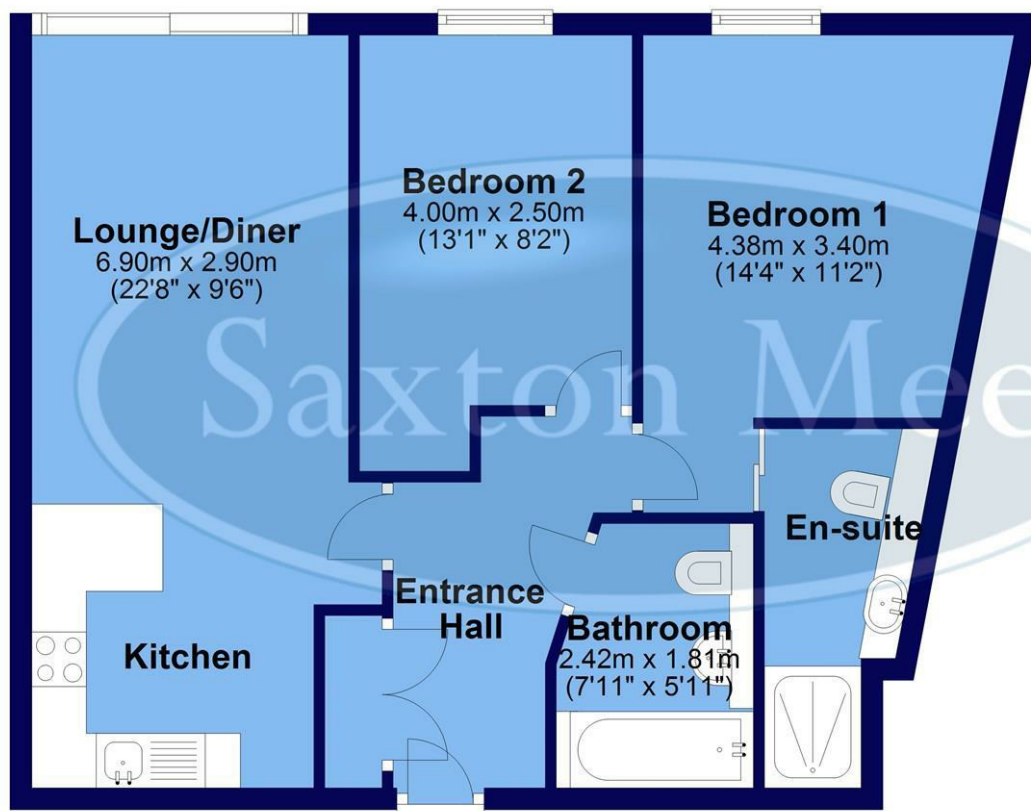
The Kelham Quarter is fast becoming the place to be for those wanting to live a central, urban lifestyle. The area has award winning restaurants and pubs including the fabulous Milestone and the Fat Cat pub with its award winning real ales. With easy access to the City and with local pleasant walks along the river, Kelham Island is certainly an up and coming location with a quirky range of property styles, independent local businesses and an excellent vibe throughout, making it the perfect base for a young professional.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Approx. 57.4 sq. metres (617.8 sq. feet)



Total area: approx. 57.4 sq. metres (617.8 sq. feet)

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Hillsborough
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